



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Meeting Minutes 04/04/2006

APPROVED

**TOWN OF ARLINGTON
 MINUTES
 REGULAR MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 TUESDAY, APRIL 4, 2006**

PRESENT: John Cole, Chair
 William Shea, Vice Chair
 Robert Juusola
 Julia McLaughlin
 Brian Sullivan
 Martin Thrope

ABSENT: Mark Miano
 Charles Stretton

PARTICIPANTS: Greg Carrell
 Stefan Chaires, DRA
 Carl Franceschi, DRA
 Chief McEwen, Arlington Fire Dept
 Kevin Nigro, PMA
 Pao Chi, DRA

Meeting called to order at 7:30 p.m.

PARK CIRCLE FIRE STATION UPDATE

- Mr. Carrell was unable to attend this evening's meeting. Mr. Cole presented documents and a schedule forwarded by Mr. Carrell. The bids for the modular building have gone out.
- Mr. Shea stated that the dates on the project schedule need to be moved up one month. The bids for the fire station must be in before the end of Town Meeting.
- Chief McEwen intends to write a letter to all of the abutters once the start date for the modular building has been determined.
- Discussion ensued regarding the project manager's position for this job. Mr. Sullivan expects the position to require approximately 10-16 hours/week. Mr. Sullivan will edit Mr. Carrell's project manager job description and get it to the Central Register by April 11 to be posted on April 19. Mr. Nigro confirmed that that sounds right.
- Mr. Cole will speak to Mr. Carrell tomorrow to get things moving along, as will Mr. Nigro. Mr. Nigro feels that the drawings could be done by Friday, April 14 and in a biddable position by the following week. If the project is biddable by April 21, then the bids should be back by May 12. Mr. Nigro will request the drawings in his hands by April 18. .

DALLIN SCHOOL UPDATE

- Mr. Castagna petitioned the committee for additional compensation for a job well done. He stated that his punch list is 70-80% complete. DRA added additional items to Castagna's punch list. Mr. Castagna does not know the status of DRA's punch list, but he feels that most items are just about done.
- Mr. Chi stated that Mr. Joe Gavegnano of Castagna Construction has scheduled 16 sub contractors to address most of the punch list during April vacation. Some items (i.e. play structure and play surface) will not be complete until the Spring.
- Mr. Chi stated that the base concrete of the iron fence has damage and needs to be reviewed by experts and then proposals for repair will be given.
- Mr. Castagna stated that he is prepared to repair the concrete. He will take advice from the experts, make the recommended repairs, and guarantee the work.
- Pay Requisition #19 will be reviewed and voted upon on Thursday morning, 8:00, in the Town Manager's Office.
- Mr. Castagna spoke to the board regarding equitable compensation for the extra time involved in the Dallin School renovation. He requested the committee reconsider its earlier decision not to pay additional compensation. He suggested that the committee may want to have a sub-committee review the request, possibly go into mediation, or he will then take whatever steps he deems necessary.

- Mr. Sullivan stated that he thought the project went well, but that the town incurred costs due to the project delay. Costs include additional payments to PMA, DRA, custodial and technical staff, etc.
- Mr. Castagna reiterated that the project went very well, with minimal change orders, and costs were mitigated as much as possible. He would appreciate a show of gratitude and support from the committee for a job well done.
- Mr. Shea stated that he felt the job started too slow. Much of the job was delayed during the winter until the Spring. Although the job came out beautifully, Castagna chose to delay the start of it, and now wants to be compensated for that.
- Mr. Castagna that the large amount of snow from last winter prevented the job from moving along. There were also asbestos and soil issues. He reminded the committee that he never abandoned the job. He reiterated that there is money in the account.
- Mr. Thrope requested clarification regarding contingency money. Just because the money is there doesn't mean it must be spent. Payment should be based on merit, not just as money is leftover. Mr. Castagna clarified that even if the money wasn't there, he would still request equitable compensation.
- Mr. Castagna stated that he will finish the punch list.
- Mr. Cole suggested that Mr. Castagna respond to the letter from DRA and PMA, which detailed the reasons not to grant additional compensation. He recommending Mr. Castagna addresses each item separately on that letter.
- Mr. Nigro stated that he goes by the plans and specs when deciding upon additional compensation and does not believe it is legal to give a bonus for a job well done.
- Mr. Castagna stated that he was told by Mr. Maher that legally he cannot request additional compensation for owner delays or weather, but he can request compensation for changes in regard to the scope of the work. He believes that is what he is doing.
- Mr. Nigro and Mr. Castagna continued discussion on this topic.

SBAB AUDIT UPDATE

- Mr. Shea reported that after the five elementary school audits are complete, Arlington should receive \$11 million. He also believes that the Dallin project will have about \$450,000 - \$500,000 left over from the \$12million appropriation.
- The first debt override had a \$1.5 million allowance for schematic design for the four remaining elementary schools. The second debt override, of \$34.5million, was for the four schools. We spent \$22.5 million on Peirce and Dallin, leaving a balance of \$12.5 million for future projects.
- Mr. Sullivan suggested that we not submit the audit for Dallin too early if there are still bills coming in.
- The superintendent has hired an auditor to work on the final state forms. The forms for the Dallin School will be in before the June 30 deadline.

ADDITIONAL BUSINESS

- Mr. Chi asked to state for the record that he was insulted by Mr. Castagna's tone. He stated that Mr. Castagna has had plenty of time to prepare liquidated damages
- Mr. Nigro added that Mr. Castagna did not provide a written response to the DRA letter informing him that the request for equitable compensation had been denied.
- Mr. Cole clarified for the committee that arbitration is the option of the owner, litigation is the contractor's option.

INVOICES

- DRA October Invoice #14 for \$11,751.33 was submitted for payment. Mr. Shea motioned to pay invoice #14. Mr. Juusola seconded. Motion unanimously passed.

The following invoices were approved for payment. Mr. Shea motioned to approve payment and Mr. Thrope seconded the motion. Passed unanimously:

- Integrated Contract Design Invoice #0697069 for installation and inspection phase of Dallin project for \$1404.00
- Integrated Contract Design pre-approved the following:
- Pencils Inc. Invoice #122297-0 for \$82,823.75 for bookcases, files, file cabinets, shelving, cafeteria chairs, teachers' desks and other furnishings.
- Childcraft Education Invoice #26211 for \$29,898.90 for library furnishings, book trolleys, and classroom shelving, tables, mobiles, etc.
- Equipment Environments, Inc. Invoice #15466 for \$2143.00 for tables and folding mats.
- Gordon LaSalle Music Invoice #BOSTB33398-0 for \$3731 for small instrument cabinets.
- Monitor Equipment Invoice #5314 for \$17,923.02 for chairs and other furnishings.
- Pencils Inc. Invoice #126253-0 for \$2120.00 for school furnishings.
- Pencils Inc. Invoice #127762-0 for \$10,032.00 for school furnishings.
- School Furnishings, Inc. Invoice #19677 for \$6929.80 for computer tables.
- Valley Communications Systems Invoice #562593 for \$2974.00 for tripod screens and installation charges.

The following invoices were approved by Steve Mazzola:

- David Carroll Invoice #354 for \$160.00 for technology services.

- Valley Communication Systems Invoice #563049 for \$1950.00 for 150 headphones.
- Valley Communication Systems Invoice #563119 for DVD/VCR and oak lectern for \$1861.00

The following POs were submitted on behalf of the Dallin School. Mr. Thrope motioned to approve for payment, with Mr. Juusola seconding the motion. Passed unanimously:

- PO# 86657 for Valley Communications for portable screen floor model and stand for \$686.00
- PO# 86653 for Pencils Inc. for bookcases for \$645.00
- PO# 86652 for Childcraft Education for shelving modules for \$1458.00
- PO# 86645 for Lakeshore Learning Materials for rugs for \$1821.00
- PO# 86646 for Childcraft Education Corp for rugs for \$1529.00

OTHER BUSINESS

- Meeting minutes of January 3, January 17, January 31, February 7 and February 21, 2006 were presented for approval. Mr. Shea motioned to accept the minutes, and Mr. Sullivan seconded the motion. Passed unanimously.
- The board discussed the ramp at Peirce School. John Crowe Associates is willing to pay \$2250 toward the ramp. Mr. Shea motioned to accept payment from John Crowe Associates. Mr. Sullivan seconded the motion, which was passed unanimously.
- Mr. Cole will present the committee's report to Town Meeting on April 24.

The meeting was adjourned at 9:15 p.m. until 8:00 a.m., April 6, 2006, in the Town Manager's office.

Respectfully submitted,

Vicki Good